076.0	0005	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	686,400 /	686,400
					USE VALUE:	686,400 /	686,400
					ASSESSED:	686,400 /	686,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'ROURKE JUSTIN & ALICE
Owner 2:	
Owner 3:	
Street 1:	62 CROSBY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,299 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1971, having primarily Wood Shingle Exterior and 1491 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9299.000	221,600		464,800	686,400
Total Card	0.213	221,600		464,800	686,400
Total Parcel	0.213	221,600		464,800	686,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.36 | /Parcel: 460.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 48317

GIS Ref

GIS Ref

Insp Date 11/08/18

!6355!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,600	0	9,299.	464,800	686,400	686,400	Year End Roll	12/18/2019
2019	101	FV	210,400	0	9,299.	431,600	642,000	642,000	Year End Roll	1/3/2019
2018	101	FV	210,400	0	9,299.	431,600	642,000	642,000	Year End Roll	12/20/2017
2017	101	FV	210,400	0	9,299.	378,500	588,900	588,900	Year End Roll	1/3/2017
2016	101	FV	210,400	0	9,299.	345,300	555,700	555,700	Year End	1/4/2016
2015	101	FV	194,400	0	9,299.	305,400	499,800	499,800	Year End Roll	12/11/2014
2014	101	FV	194,400	0	9,299.	288,800	483,200	483,200	Year End Roll	12/16/2013
2013	101	FV	194,400	0	9,299.	274,900	469,300	469,300		12/13/2012

PRINT

Date	Time
12/10/20	21:08:39

LAST REV

Date	Time
07/23/19	10:18:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6355

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16226-2		6/17/1993		184,400	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2003	770	Wood Dec	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Inspected	CC	Chris C
10/30/2018	MEAS&NOTICE	CC	Chris C
3/27/2009	Meas/Inspect	163	PATRIOT
10/26/2000	Hearing N/C	189	PATRIOT
12/11/1999	Inspected	264	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9299		Sq. Ft.	Site		0	70.	0.71	12			Topo	-5					464,814						464,800	

Total AC/HA: 0.21348 | Total SF/SM: 9299 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 464,814 | Spl Credit | Total: 464,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.3	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	90524
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313412
Depreciation:	91830
Depreciated Total:	221582

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

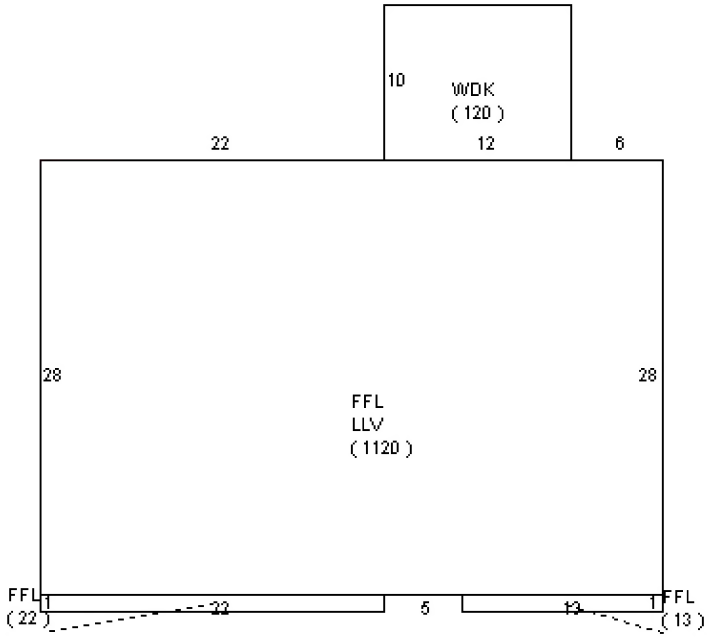
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.62
Special Features:	0	Val/Su Net:	92.53
Final Total:	221600	Val/Su SzAd	191.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,155	128.620	148,558
LLV	Lower Level	1,120	64.830	72,604
WDK	Deck	120	14.370	1,725

Net Sketched Area:	2,395			Total:	222,887
Size Ad	1155	Gross Are	2395	FinArea	1491

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	